

# ROCKY FORK - BLACKCLICK ACCORD IMPLEMENTATION PANEL

**Z05-079: 6490 Harlem Rd - Amendment**

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## SITE DATA

16.40 AC GROSS

15.90 AC NET

UNITS - 102

DENSITY - 6.4 DU/AC

PUD OPEN SPACE REQ -

102 X 750 = 76,500 SF = 1.76 AC

PUD OPEN SPACE PROVIDED = 3.7 AC

PARKING REQ = 153

PARKING PROVIDED = 368

32 - GARAGE

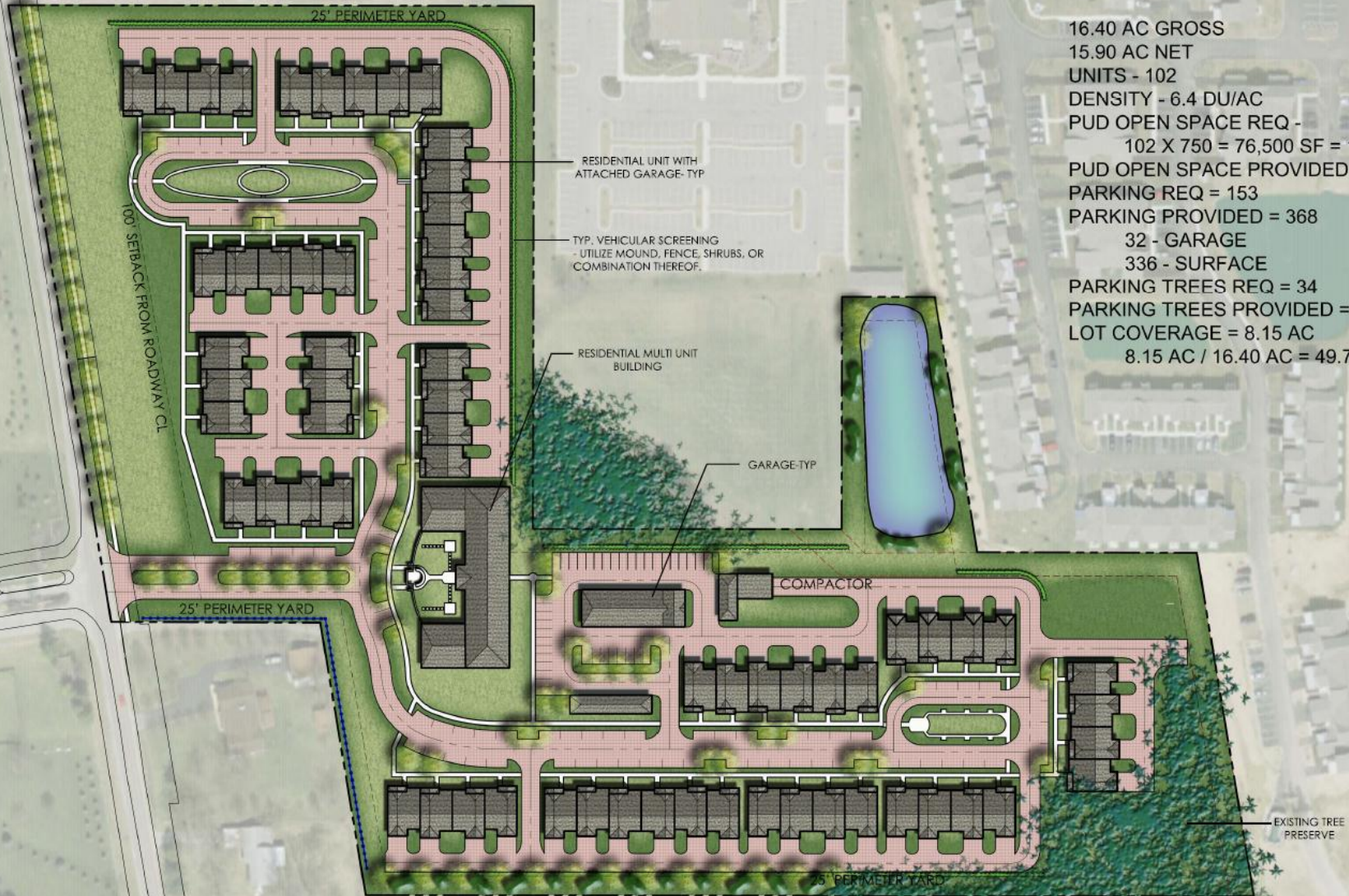
336 - SURFACE

PARKING TREES REQ = 34

PARKING TREES PROVIDED = 34

LOT COVERAGE = 8.15 AC

8.15 AC / 16.40 AC = 49.7%



## SITE DATA

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+/- .24 ACRES OPEN SPACE

+/- 1.32 ACRES OPEN SPACE

TYP. VEHICULAR SCREENING  
• UTILIZE MOUND, FENCE, SHRUBS,  
OR COMBINATION THEREOF.

REQUIRED PARKING TREE [TYP.]

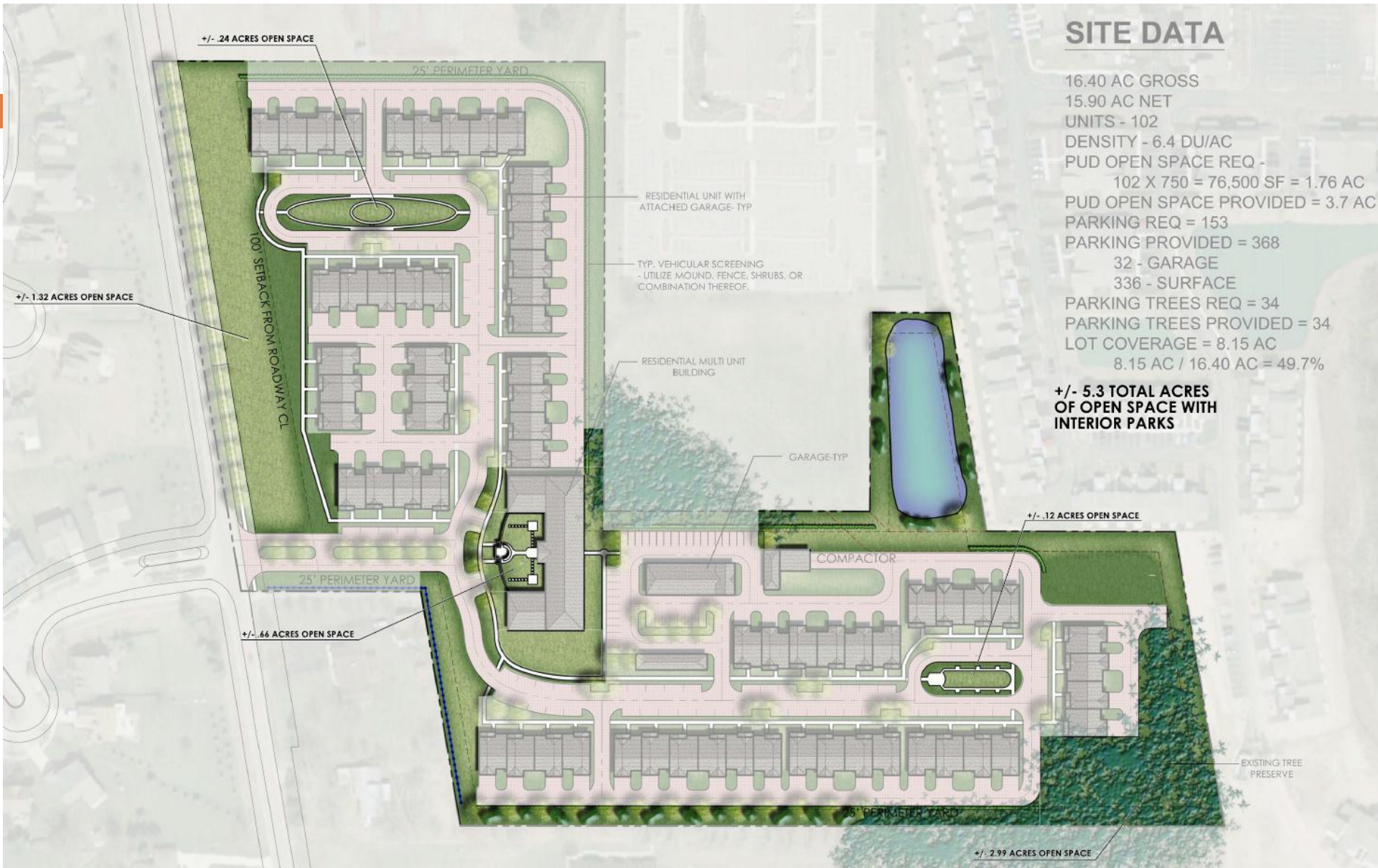
+/- .12 ACRES OPEN SPACE

+/- .66 ACRES OPEN SPACE

8' TALL WOOD  
PRIVACY FENCE

INSTALL HEAD LIGHT SCREENING (HEDGE OR EARTH  
MOUND - 3' HGT AT SOUTHERN PROPERTY LINE)

+/- 2.99 ACRES OPEN SPACE



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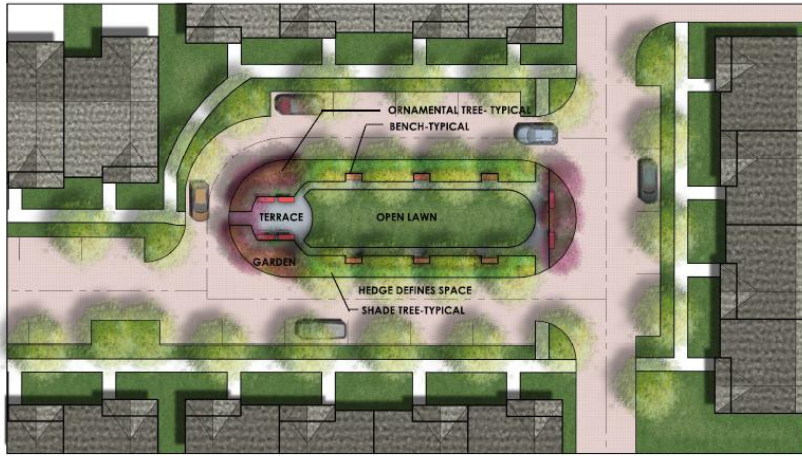
PARKING TREES REQ = 34

PARKING TREES PROVIDED = 34

LOT COVERAGE = 8.15 AC

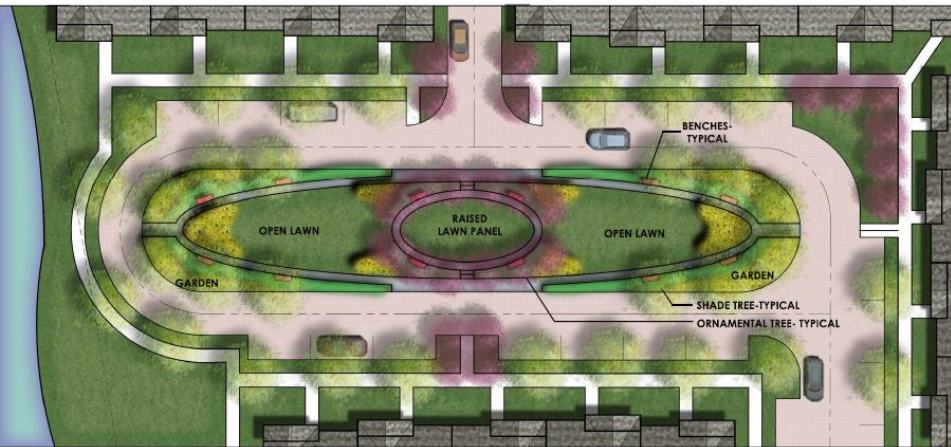
$8.15 \text{ AC} / 16.40 \text{ AC} = 49.7\%$

**+/- 5.3 TOTAL ACRES  
OF OPEN SPACE WITH  
INTERIOR PARKS**



EASTERN PARK

SCALE 1" = 10'



WESTERN PARK

SCALE 1" = 20'



CENTRAL PARK

SCALE 1" = 10'

# PARK ENLARGEMENTS PLAN



A

Front Perspective

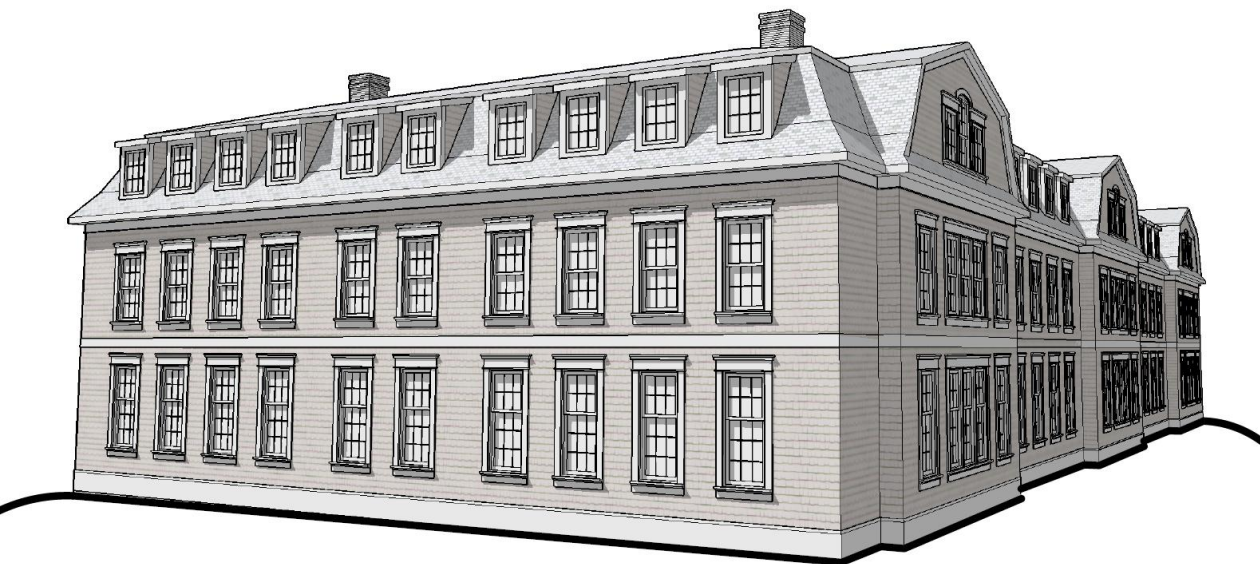
not to scale



C

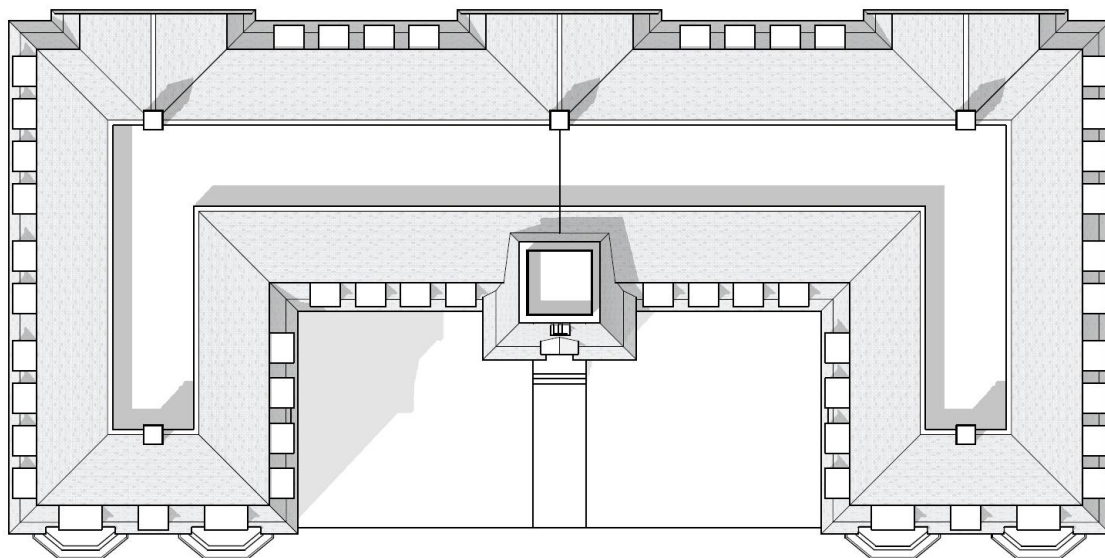
Rear Perspective

not to scale



E Oblique Side and Rear Perspective

not to scale



F Roof Plan

1/16" = 1'-0"



A

## Front Elevation Samples

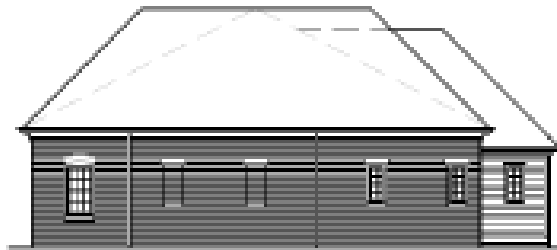
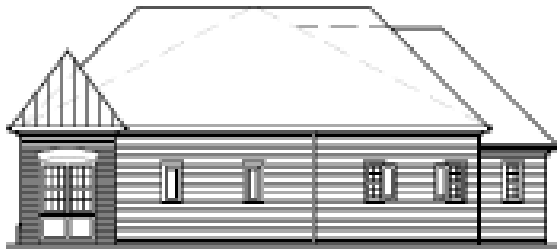
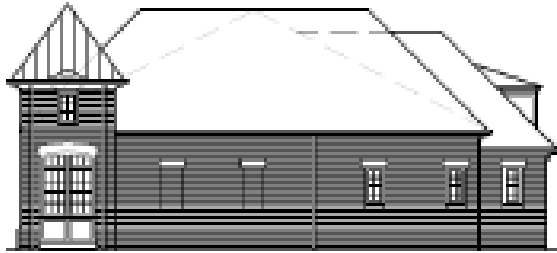
not to scale



C

## Rear Elevation Samples

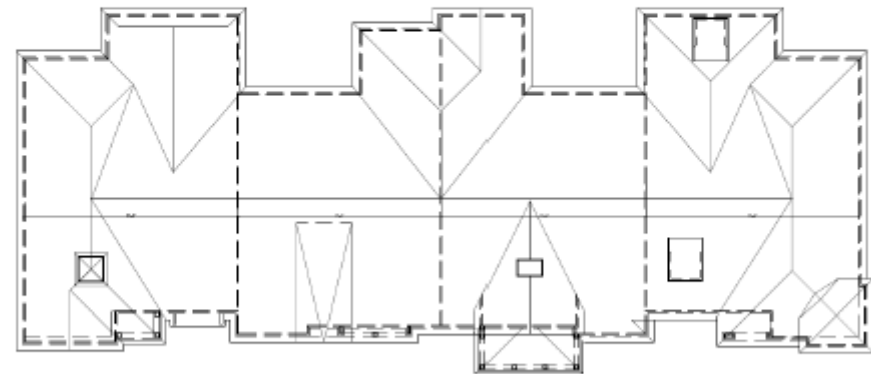
not to scale



B

## Side Elevation Samples

not to scale



D

## Roof Plan Sample

not to scale



Building Rendering

# Z05-079: 6490 Harlem Rd

- Revisions to Text and New Renderings
  - Reconfiguration to the location of open space, while maintaining same amount of space.
  - Building height text change: Buildings shall not be less than one and half stories and not more than ~~two~~ three stories in appearance as depicted in the attached conceptual rendering.
  - Building elevations for attached single family units.

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- RFBA Comments 3/18/2010
  - Snow fences around existing tree cover in central open space and southwest open space.
  - All buildings will be two stories.
  - Fenestration on all four sides.
  - The primary building material will be brick for building façades facing Harlem Rd including southern most building.
  - Special consideration to landscaping and buffering will be given to southwest corner for headlight shielding.

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- Staff Comments
  - Density remains unchanged.
  - 3-story building at the center of the site is reasonable.
  - Staff encourages maximum protection of existing trees in the southeast corner of the site.
  - Staff stresses, that as depicted on the site plan, there should be no water detention in the open space north of the tree stand in the southeast corner.